



3491 Fenton Road West Kelowna British Columbia

\$1,785,000

Unobstructed Okanagan Lake & valley views are impossible to miss from this rare 3.83 acre property, with sweeping scenery visible from multiple rooms throughout the home. Outside the ALR & minutes from West Kelowna's schools, shopping & amenities, it offers the rare combination of acreage, views & proximity. Extensively renovated inside & out, the level entry rancher has been thoughtfully updated for modern living while maintaining the scale & character that make an acreage feel different. Vaulted ceilings, expansive windows & floor-to-ceiling stonework frame the main living space, with a large east-facing deck extending the home outdoors & opening directly onto the Okanagan backdrop. The lower level is complemented by a second kitchen, creating flexibility for extended family, guests or independent living. RU2 zoning adds opportunity, permitting a carriage house or secondary suite, along with additional uses including a major home-based business & hobby kennel, subject to applicable regulations. With 3.83 acres to work with, there is meaningful room to create a property that evolves with your lifestyle rather than simply maintaining what is already here. A detached double garage adds practical space for vehicles, equipment & recreational toys, while the acreage offers privacy & breathing room rarely found this close to town. For those looking beyond a conventional residential lot, this is an opportunity where the views, land & zoning all contribute to a bigger picture. (id:6769)

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Foyer 9'1" x 8'11"	Other 3'1" x 11'2"
Bedroom 9'1" x 12'11"	Full bathroom 9'4" x 9'2"
Other 6'4" x 3'6"	Other 6'8" x 9'6"
Primary Bedroom 18'7" x 10'6"	Bedroom 10'3" x 19'10"
5pc Ensuite bath 17'3" x 11'7"	Other 8'4" x 8'0"
Other 8'9" x 7'8"	Other 5'0" x 8'9"
2pc Bathroom 4'11" x 4'0"	Other 3'1" x 9'1"
Pantry 5'0" x 8'6"	Dining room 11'6" x 11'6"

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Kitchen 13'2" x 13'11"

Living room 16'0" x 15'1"

Living room 17'6" x 22'10"